

(D) **Findings Necessary to Grant Administrative Relief:**

- (1) **Criteria to be Met.** To grant administrative relief, all of the following criteria shall be met, in addition to the compliance with the applicable code:
 - The strict application of the standard in question is unreasonable or unnecessary given the development proposed because the property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district;
 - The intent of this Code and the specific regulation in question is preserved;
 - The granting of the administrative relief will not result in an adverse impact on surrounding properties; and
 - The granting of the administrative relief will not allow an increase in the number of dwelling units on a parcel.
- (2) **Additional Factors Considered.** In addition to the criteria required to be met for approval of administrative relief, the following factors shall be considered:
 - The granting of administrative relief would help minimize grading and reduce vegetation removal;
 - The granting of administrative relief would avoid unnecessary site disturbance or minimize grading;
 - The granting of administrative relief would allow the proposed building location and existing vegetation on the property to be maintained to the road or from downhill properties; and
 - The granting of administrative relief would allow for building design such as split pads, stepped footings, below-grade parking, etc.

pliance with the other applicable development standards:

osal or the measures proposed by the applicant; or that the property
same zoning district;

f, consideration may also be given to the following factors:

e site to restrict visibility of the additional height from a distance, from

w grade rooms and roof forms pitched to follow the slope.